

# EXHIBIT A PROJECT PLANS

CPC-2017-1014-CU-ZAA-SPR;  
ENV-2017-1015-EIR



LEGAL DESCRIPTION

PER STUART TITLE OF CALIFORNIA, INC., LOS ANGELES DIVISION, DATED NOVEMBER 9, 2006 AND SUPPLEMENT REPORT DATED DECEMBER 20, 2006:

**PARCEL 1:**  
THE FOLLOWING TRACT OF LAND FORMERLY LOTS 1, 2 AND 3 OF THE STRAWBERRY PARK RISSMAN TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 8 PAGE 89, OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF 153RD STREET, (NOW REDONDO BEACH BOULEVARD) AND VERMONT AVENUE, THENCE NORTH ALONG THE EAST LINE OF VERMONT AVENUE 144.1 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF 153RD STREET (NOW REDONDO BEACH BOULEVARD) 133.30 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF VERMONT AVENUE 144 FEET TO THE NORTH LINE OF 153RD STREET (NOW REDONDO BEACH BOULEVARD), THENCE WEST ALONG SAID NORTH LINE 133.30 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS THE STRAWBERRY PARK RISSMAN TRACT RESTORED TO ACREAGE AS SHOWN IN BOOK 107 PAGES 204 AND 205.

EXCEPT ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, BY DEED RECORDED SEPTEMBER 13, 1976 AS INSTRUMENT NO. 3206 OF OFFICIAL RECORDS.

**PARCEL 2:**  
THOSE PORTIONS OF LOTS 3 AND 5 OF THE GARDENA TRACT, IN THE CITY OF GARDENA, AS PER MAP RECORDED IN BOOK 43 PAGE 5, OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND LOTS 1 TO 25, INCLUSIVE, OF THE STRAWBERRY PARK RISSMAN TRACT, IN SAID CITY, AS PER MAP RECORDED IN BOOK 8 PAGE 89, OF MAPS, TOGETHER WITH ALL OF RAMONA AVENUE (NOW VICTORY AVENUE) AS SHOWN ON SAID LAST MENTIONED MAP), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF REDONDO BEACH BOULEVARD, (FORMERLY OLIVE AVENUE) 60 FEET WIDE, AS SHOWN ON SAID MAP OF THE GARDENA TRACT, THAT IS DISTANT THEREON NORTH 88°00'15" EAST 560.39 FEET FROM THE CENTERLINE OF VERMONT AVENUE (FORMERLY ORANGE AVENUE) 60 FEET WIDE, AS SHOWN ON SAID MAP OF THE GARDENA TRACT; THENCE NORTH 1°52'07" WEST 30 FEET TO A POINT IN THE NORTHERLY LINE OF SAID REDONDO BEACH BOULEVARD, SAID LAST MENTIONED POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1°52'07" WEST 766.36 FEET TO THE NORTHERLY LINE OF SAID LOT 3 OF THE GARDENA TRACT; THENCE ALONG THE NORTHERLY LINE OF SAID GARDENA TRACT, TO AND ALONG THE NORTHERLY LINE OF SAID STRAWBERRY PARK RISSMAN TRACT, SOUTH 69°50'00" WEST 561.06 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LAST MENTIONED TRACT; THENCE ALONG THE WESTERLY LINE OF SAID LAST MENTIONED TRACT, SOUTH 1°52'07" EAST 581.84 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID REDONDO BEACH BOULEVARD; THENCE ALONG SAID LAST MENTIONED BOULEVARD, NORTH 88°00'15" EAST 530.39 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT LOTS 1 AND 2 OF SAID STRAWBERRY PARK RISSMAN TRACT.

ALSO EXCEPT THAT PORTION OF LOT 20 OF SAID STRAWBERRY PARK RISSMAN TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20, THENCE ALONG THE WESTERLY LINE OF SAID LOT 20, NORTH 1°52'07" WEST 72.16 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 20, NORTH 88°50'08" EAST, TO A POINT THAT IS DISTANT THEREON NORTH 69°50'08" EAST 74.10 FEET FROM THE EASTERLY BOUNDARY OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED MARCH 10, 1925 AS INSTRUMENT NO. 1610 IN BOOK 3929 PAGE 96 OF OFFICIAL RECORDS; THENCE SOUTH 40°58'58" WEST 112.06 FEET, MORE OR LESS, TO SAID EASTERLY BOUNDARY; THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 1°52'07" EAST TO THE SOUTHERLY LINE OF SAID LOT 20; THENCE ALONG SAID SOUTHERLY LINE SOUTH 88°00'15" WEST 30 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM THE REMAINDER OF SAID LAND THAT PORTION INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO THE RICHFIELD OIL CORPORATION, RECORDED AUGUST 6, 1905 AS INSTRUMENT NO. 216 IN BOOK 48580 PAGE 9 OF OFFICIAL RECORDS.

**PARCEL 3:**  
THE WEST 5 ACRES OF THE EAST 10 ACRES OF LOT 5 (AREA CALCULATED TO CENTER OF AVENUE) OF GARDENA TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 52 PAGE 73, OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPT THEREFROM THAT PORTION GRANTED TO THE STATE OF CALIFORNIA, IN DEED RECORDED NOVEMBER 12, 1981 AS INSTRUMENT NO. 91-111484 OF OFFICIAL RECORDS, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

THAT PORTION OF LOT 5 IN THE GARDENA TRACT, AS SHOWN ON MAPS RECORDED IN BOOK 43, PAGE 5 AND IN BOOK 52, PAGE 73 BOTH OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 67948-1 OF THE LAND ACQUIRED BY THE STATE OF CALIFORNIA FINAL ORDER OF CONDEMNATION FILED IN SUPERIOR COURT CASE NO. C71264, IN AND FOR SAID COUNTY, A CERTIFIED COPY OF SAID FINAL ORDER BEING RECORDED IN BOOK 50899, PAGE 753, OF OFFICIAL RECORDS, IN SAID OFFICE, THENCE ALONG THE WESTERLY LINE OF SAID LOT 5, SOUTH 88 DEGREES 08' 01" WEST, 20.00 FEET, THENCE SOUTH 48 DEGREES 55' 00" EAST, 28.31 FEET TO A POINT IN THE WESTERLY LINE OF SAID PARCEL 67948-1, SAID POINT BEING DISTANT ALONG SAID WESTERLY LINE, SOUTH 01 DEGREES 58' 11" EAST, 20.00 FEET FROM SAID NORTHWEST CORNER; THENCE ALONG SAID WESTERLY LINE, NORTH 01 DEGREES 58' 11" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 4:**  
THAT PART OF LOT 3 OF THE GARDENA TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 52 PAGE 73, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, LYING WESTERLY OF A CERTAIN DITCH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE BETWEEN LOTS 3 AND 5 OF SAID TRACT, SOUTH 88 FEET 48.34 FEET FROM THE NORTHWEST CORNER OF SAID LOT 5, THENCE NORTH 9°58' WEST TO THE NORTH LINE OF SAID LOT 5, THENCE WESTERLY ALONG SAID NORTH LINE 10.63 FEET TO THE NORTH CORNER OF THE EAST LINE OF THE WEST 11.22 ACRES (COMPUTED TO THE CENTER OF AVENUE) ON THE SOUTH AND WEST OF SAID TRACT, THENCE SOUTHERLY ALONG SAID PROLONGATION TO THE LINE BETWEEN SAID LOTS 3 AND 5, THENCE NORTH 88° EAST TO THE POINT OF BEGINNING.

**PARCEL 5:**  
THOSE PORTIONS OF FARM LOTS 3 AND 5 OF THE GARDENA TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 43 PAGE 5, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID FARM LOT 5, WITH THE WESTERLY LINE OF THE EASTERLY 10 ACRES OF SAID FARM LOT 5 (AREA COMPUTED TO THE CENTER LINES OF ADJOINING AVENUES) AS CONVEYED BY SPENCER R. THORPE AND HELENA S. THORPE, WIFE TO BENJAMIN ANTONSON, BY DEED DATED FEBRUARY 18, 1895, AND RECORDED IN BOOK 993 PAGE 95, OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID FARM LOT 5, 686 FEET, MORE OR LESS, TO THE CENTER LINE OF COMPTON AVENUE, AS SHOWN ON SAID MAP; THENCE EASTERLY ALONG SAID CENTER LINE 0.68 OF A FOOT, MORE OR LESS, TO THE EASTERLY LINE OF THE WESTERLY 11.22 ACRES OF SAID FARM LOT 5, (AREA COMPUTED TO CENTERS OF THE ADJOINING AVENUES), AS CONVEYED BY SPENCER R. THORPE AND WIFE, TO E.A. TUTTLE, BY DEED DATED MAY 26, 1898, AND RECORDED IN BOOK 1087 PAGE 246, OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, THENCE NORTHERLY ALONG THE PROLONGATION OF SAID EASTERLY LINE OF SAID WESTERLY 11.22 ACRES OF FARM LOT 5, 94.25 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID FARM LOT 3, THENCE WESTERLY ALONG SAID NORTHERLY LINE 61.18 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE PARCEL OF LAND CONVEYED BY O.C. OLUS AND HELEN C. OLUS, WIFE, TO JULIA N. LARSON, BY DEED DATED MAY 16, 1917 AND RECORDED IN BOOK 8432 PAGE 337, OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID LAND CONVEYED AS ABOVE RECORDED, TO JULIA N. LARSON, 728.11 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID FARM LOT 3, THENCE EASTERLY ALONG SAID SOUTHERLY LINE 149.32 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXISTING  
COMMERCIAL  
BUILDINGS

EXISTING  
BASEBALL FIELD

EXISTING  
INDUSTRIAL  
BUILDINGS

EXISTING  
INDUSTRIAL /  
COMMERCIAL  
BUILDINGS

SITE PLAN  
SCALE: 1" = 50'-0"

REDONDO BEACH BLVD./ VERMONT AVE.  
CITY OF LOS ANGELES, CA.

0' 10' 20' 50' 100'

KEYNOTES

1. SHADED AREA: LOW WATER USAGE LANDSCAPE WITH AUTOMATIC SPRINKLERS. ALL LANDSCAPE AREA ARE TO BE BOUNDED BY 6" CONC. CURB.
2. STRIPED PARKING STALLS PER COUNTY REQUIREMENTS. STANDARD STALL SIZES ARE MINIMUM 9' X 16'.
3. TRASH ENCLOSURE AREA WITH 6'-0" HIGH CONCRETE WALLS AND SOLID METAL SWINGING GATES.
4. AC PAVING SURFACE MATERIAL.
5. CONCRETE APRON SLAB SURFACE MATERIAL.
6. ACCESSIBLE MAIN ENTRY WITH CONCRETE SIDEWALK AND ACCESSIBLE PARKING STALLS.
7. FIRE DEPARTMENT ACCESS OR REQUIRED EXIT DOOR WITH MINIMUM 5'-0" X 5'-0" CONCRETE LANDING.
8. PAVED FIRE DEPT. ACCESS LANE PER LA CITY FIRE DEPT. REQUIREMENTS.
9. NEW 8'-0" TUBULAR STEEL PICKET FENCE AT PROPERTY LINE.
10. ROLLING 8'-0" HIGH PAINTED TUBULAR STEEL PICKET ROLLING GATE AT TRUCK COURT ENTRIES WITH KNOX BOX FOR FIRE DEPARTMENT ACCESS.
11. 14'-0" HIGH CONCRETE TILT-UP SCREEN WALL PAINTED TO MATCH BUILDING.
12. PROPOSED ELECTRICAL TRANSFORMER PAD LOCATIONS (FINAL LOCATIONS TO BE COORDINATED WITH UTILITY CO.).
13. NEW CURB CUT PER CITY STANDARDS AS SHOWN.
14. PROVIDE GALVANIZED BOLT DOWN BKE RACK.  
-SHORT TERM: PROVIDE 6 SPACES PER RACK AT EXTERIOR RACKS (2 LOCATIONS)  
-LONG TERM: PROVIDE 6 SPACES PER RACK AT INTERIOR RACKS (2 LOCATIONS)
15. PROVIDE CONDUITS FOR EV CHARGERS AT (6) FUTURE TRAILER STALL PARKING LOCATIONS.
16. EXISTING STREET LIGHT TO BE RELOCATED. (3) LOCATIONS, (2) ON S. ORCHARD AVENUE AND (1) ON VERMONT AVENUE, SEE CIVIL DRAWINGS.
17. NEW BUS TURNOUT AND ASSOCIATED SHELTER.

GENERAL NOTES

1. ONSITE FIRE HYDRANTS WILL BE INSTALLED PER THE REQUIREMENTS OF THE LA CITY FIRE DEPARTMENT.
2. BUILDING TENANT SIGNAGE IS NOT POPOSED AS PART OF THIS APPLICATION.
3. SITE IS ZONED AS M2-1VL-0, (M2 LIGHT MANUFACTURING)
4. ASSESSORS PARCEL NUMBERS ARE: 6120-002-001, 6120-002-002, 6120-002-013
5. MAP BOOK 52 / 73
6. FRONT SETBACK: 5'-0", REAR SETBACK: 0'-0" SIDE STREET SETBACK: 5'-0"
7. THE PROPOSED BUILDING IS DESIGNED FOR STORAGE COMMODITIES I-V.
8. PROJECT DEVELOPER/FACILITY OWNER AND TENANT/BUSINESS ENTITY SHALL PROVIDE TO THE CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING AND OFFICE OF FINANCE A SIGNED DOCUMENT (VERIFICATION DOCUMENT) NOTING THAT THE PROJECT DEVELOPER/FACILITY OWNER HAS DISCLOSED TO THE TENANT/BUSINESS ENTITY THE REQUIREMENT TO USE ONLY ELECTRIC-POWERED EQUIPMENT FOR DAILY OPERATIONS. THIS VERIFICATION DOCUMENT SHALL BE SIGNED BY AUTHORIZED AGENTS FOR THE PROJECT DEVELOPER/FACILITY OWNER AND TENANT/BUSINESS ENTITIES. IN ADDITION, IF APPLICABLE, THE TENANT/BUSINESS ENTITY SHALL PROVIDE DOCUMENTATION (E.G., PURCHASE OR RENTAL AGREEMENT) TO THE CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING AND OFFICE OF FINANCE TO VERIFY THE CITY'S SATISFACTION, THAT ANY OFF-ROAD EQUIPMENT UTILIZED WILL BE ELECTRIC-POWERED.
9. PROJECT DEVELOPER/FACILITY OWNER AND TENANT/BUSINESS ENTITY SHALL PROVIDE TO THE CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING AND OFFICE OF FINANCE A SIGNED DOCUMENT (VERIFICATION DOCUMENT) NOTING THAT THE PROJECT DEVELOPER/FACILITY OWNER HAS DISCLOSED TO THE TENANT/BUSINESS ENTITY THE TRUCK REQUIREMENT FOR DAILY OPERATIONS AND TENANT/BUSINESS ENTITY SHALL COMPLY WITH THE PROVISIONS OF THIS MITIGATION MEASURE. THIS VERIFICATION DOCUMENT SHALL BE SIGNED BY AUTHORIZED AGENTS FOR THE PROJECT DEVELOPER/FACILITY OWNER AND TENANT/BUSINESS ENTITIES.
10. THE PROJECT WILL INCLUDE CONTRACTUAL LANGUAGE IN TENANT LEASE AGREEMENT, REQUIRING THE INSTALLATION OF VEGETATIVE ALLS OR OTHER EFFECTIVE BARRIERS THAT SEPARATE THE LOADING DOCKS AND PEOPLE LIVING OR WORKING NEARBY.

PROJECT DATA

SITE ZONING: M2-1VL-0 (LIGHT MANUFACTURING)  
GROSS SITE AREA: 697,271 SF / 16.00 AC  
NET SITE AREA: 656,062 SF / 15.06 AC

BUILDING FOOTPRINT: 315,298 SF  
MEZZANINE: 25,000 SF  
TOTAL AREA: 340,298 SF

LOT COVERAGE: 48.05 %  
FAR COVERAGE: 51.86 %

PARKING REQUIRED:  
1/500 SF FIRST 10,000 SF OFFICE (LESS THAN 10%) 20 STALLS  
1/500 SF OVER 30,000 SF (OFFICE 40,000 SF) 60 STALLS  
1/500 SF FOR MANUFACTURING (20,000 SF) 40 STALLS  
1/500 SF FIRST 10,000 SF WAREHOUSE 20 STALLS  
1/5,000 SF AFTER 10,000 SF WAREHOUSE 54 STALLS  
TOTAL REQUIRED: 194 STALLS

PARKING PROVIDED:  
STANDARD STALLS 186 STALLS  
COMPACT STALLS 00 STALLS  
ACCESSIBLE STALLS 8 STALLS  
TOTAL PROVIDED 194 STALLS

LANDSCAPE AREA  
TOTAL SITE (11.21%) 73,583 SF

REQUIRED BICYCLE PARKING  
SHORT TERM 12 STALLS  
LONG TERM 12 STALLS

PROVIDED BICYCLE PARKING  
SHORT TERM 16 STALLS  
LONG TERM 16 STALLS

ELECTRIAL CHARGING STATIONS (10% INSTALLED) 20 STALLS  
ELECTRIAL CHARGER READY (20% FUTURE STALLS) 38 STALLS

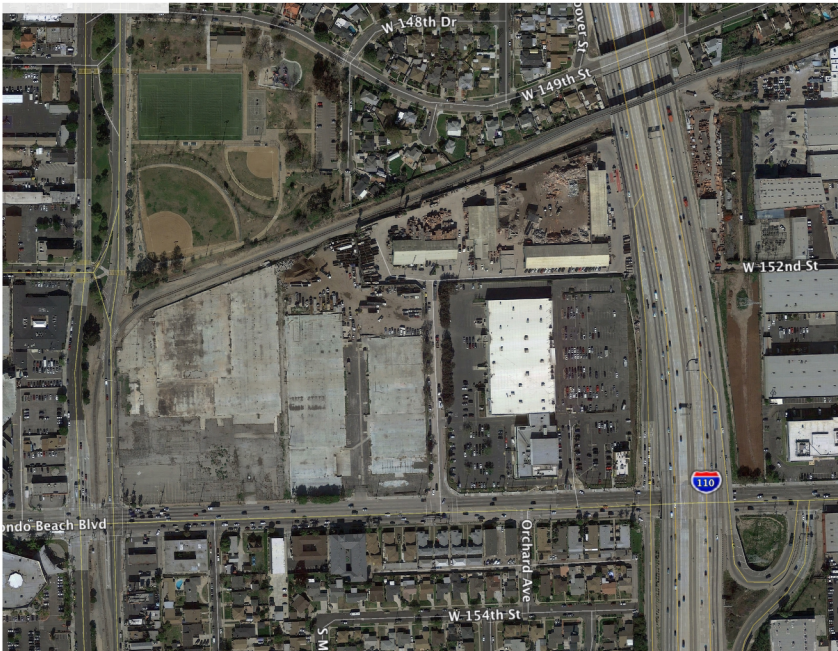
BUILDING HEIGHT: 53'-0" FROM FINISH EXTERIOR GRADE

DEVELOPER / OWNER:

PROLOGIS  
17777 CENTER COURT DRIVE NORTH  
SUITE 100  
CERRITOS, CA 90703  
CONTACT: SCOTT MULKAY

PREPARED BY:

OFFICE OF ARCHITECTURAL DESIGN  
15231 ALTON PARKWAY  
SUITE 100  
IRVINE, CA 92618  
CONTACT: MIKE GILL



Office of Architectural Design

210 Progress, Suite 220  
Innovation Park  
Irvine, CA 92618  
T 949-341-0920  
FX 949-341-0922

CONSULTANT
PROFESSIONAL SEALS
PROJECT NAME
REDONDO BEACH BLVD./ VERMONT AVENUE DEVELOPMENT
15134 S. VERMONT AVENUE GARDENA, CA
3546 CONCOURS STREET SUITE 100 PHONE: 909-673-8730 CONTACT: SCOTT MULKAY
10/22/24 SD MARK
UPDATED NOTES SCHEMATIC DESIGN DESCRIPTION
RGD PROJECT NO.: 15080-00 OWNER PROJECT NO.: 00000.00 CAD FILE NAME: 15080-00-A1-1P DRAWN BY: MG CHK'D BY: DR COPYRIGHT RGD, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE
SITE PLAN



## KEYNOTES

1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE FACILITY.
2. PRIMARY BUILDING ENTRANCE.
3. PAINTED 9' X 10' DOCK HIGH METAL TRUCK DOORS.
4. PAINTED 12' X 14' GRADE LEVEL METAL TRUCK DOORS.
5. METAL ACCESS 3' X 7' METAL TRUCK DOORS.
6. STRUCTURAL BUILDING COLUMN.
7. STOREFRONT GLAZING SET IN CLEAR ANODIZED ALUMINUM 2" X 4 1/4" MIN. OFF-SET GLAZING SYSTEM
8. CONCRETE TILT-UP SCREEN WALL. PAINT TO MATCH BUILDING.

CONSULTANT

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PROFESSIONAL SEALS

PROJECT NAME

15134 S. VERMONT AVENUE  
GARDENA, CA



		CONSTRUCTION ISSUE
		BID SET
		PLAN CHECK SUBMITTAL
		DESIGN DEVELOPMENT
SD	4/18/19	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

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OWNER PROJECT NO:	00000.00
CAD FILE NAME:	15080-00-A2-1P
DRAWN BY:	MG
CHK'D BY:	DR

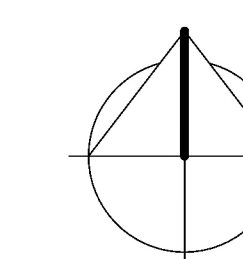
COPYRIGHT  
RGA, OFFICE OF ARCHITECTURAL DESIGN

**SHEET TITLE**

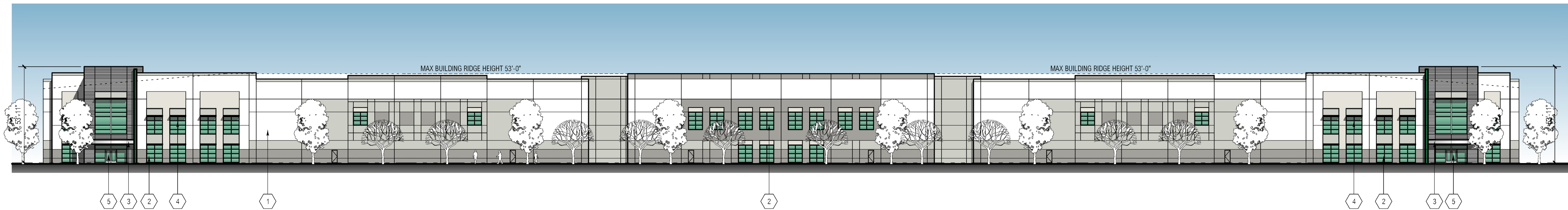
FLOOR PLAN

FLOOR PLAN  
SCALE: 1" = 50'-0"

REDONDO BEACH BLVD./VERMONT AVE.  
CITY OF LOS ANGELES, CA.

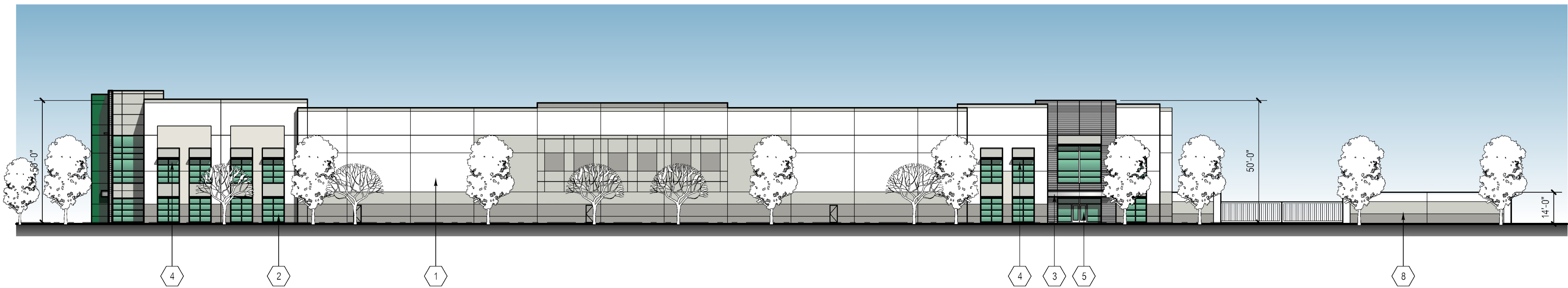






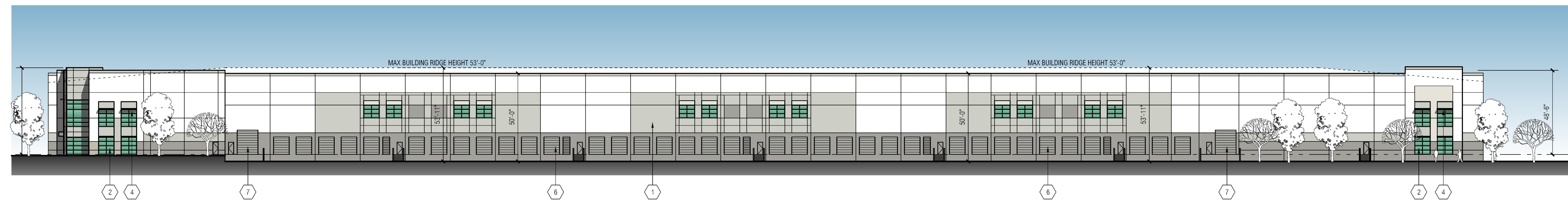
SOUTH ELEVATION

SCALE: 1" = 30'-0"



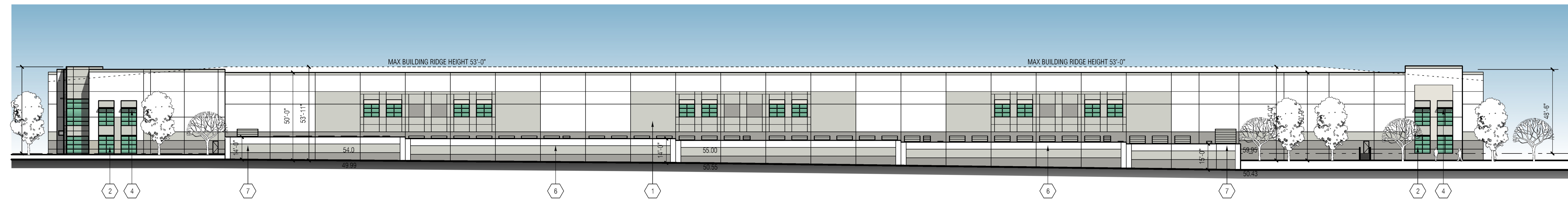
EAST ELEVATION

SCALE: 1" = 30'-0"



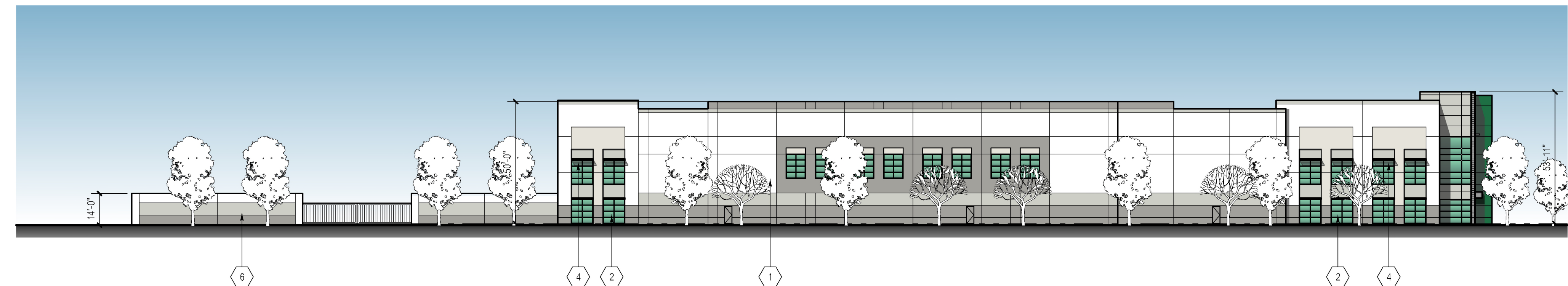
NORTH ELEVATION - NO SCREENWALL

SCALE: 1" = 30'-0"



NORTH ELEVATION - WITH SCREENWALL

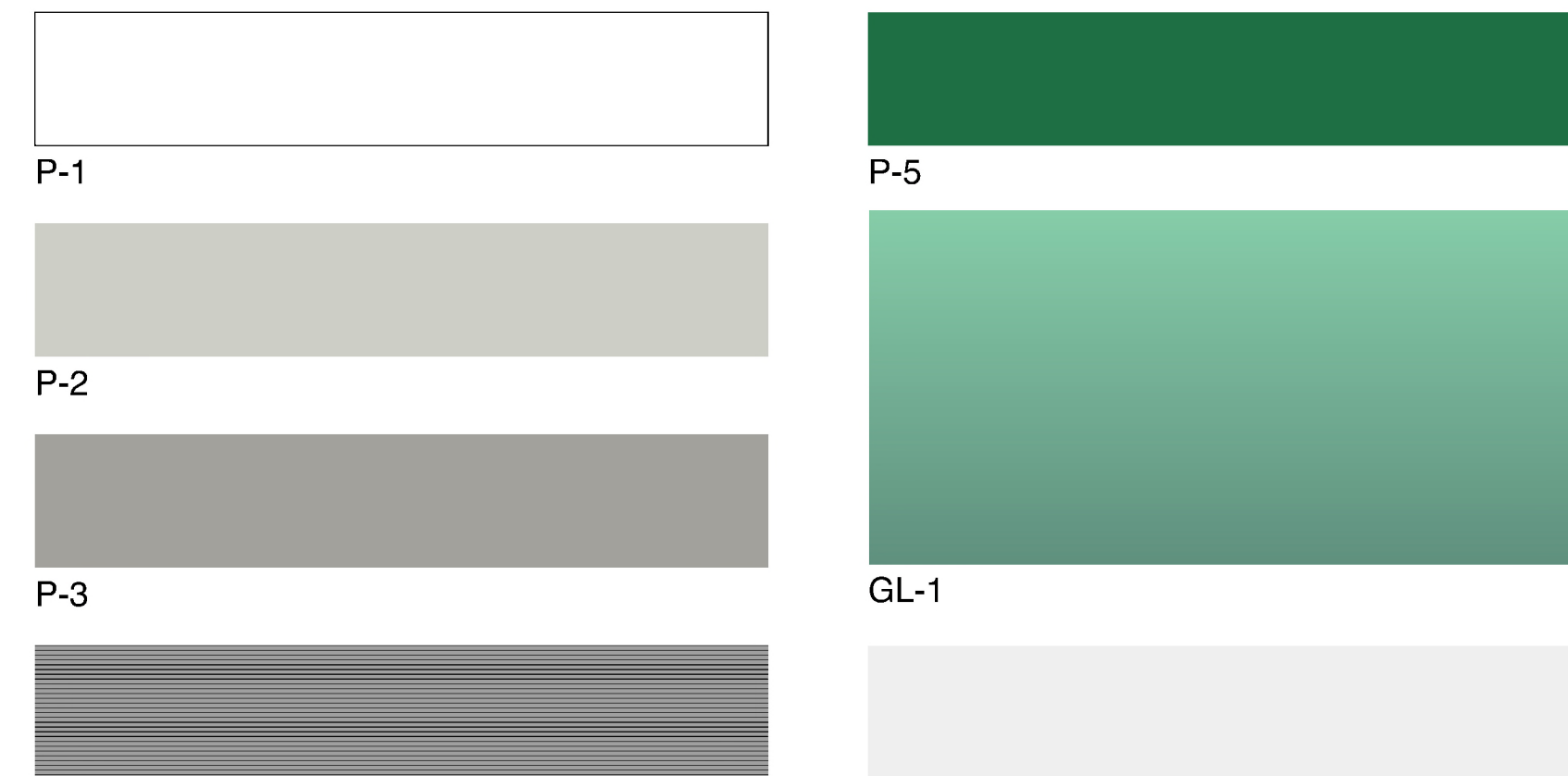
SCALE: 1" = 30'-0"



WEST ELEVATION

SCALE: 1" = 30'-0"

- KEYNOTES: (00)
1. PAINTED CONCRETE TILT-UP PANELS W/ ACCENT REVEALS AS SHOWN.
  2. REFLECTIVE BLUE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
  3. ALUMINUM FINISHED CANOPY OVER ENTRY.
  4. METAL SHADING DEVICE OVER UPPER LEVEL WINDOWS.
  5. RECESSED ENTRY WITH PRIMARY GLASS ENTRANCE DOORS.
  6. PAINTED 9'-0" X 10' DOCK HIGH VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY WITH DOCK BUMPERS. SEE DOOR SCHEDULE.
  7. PAINTED 12' X 14' GRADE LEVEL VERTICAL LIFT METAL TRUCK DOOR ASSEMBLY. SEE DOOR SCHEDULE.
  8. CONCRETE TILT-UP SCREEN WALL PAINT AND REVEALS AS SHOWN TO MATCH BUILDING.



FINISH SCHEDULE		
CODE	MATERIAL	DESCRIPTION
P-1	BASE COLOR	COLOR:
P-2	ACCENT COLOR - LIGHT COLOR	COLOR:
P-3	ACCENT COLOR - DARK COLOR	COLOR:
P-4	ACCENT ENTRY COLOR	COLOR:
P-5	ACCENT CORPORATE COLOR	COLOR:
GL-1	GLAZING	1" INSULATED GREEN GLAZING
M-1	MULLIONS	CLEAR ANODIZED

FINISH SCHEDULE

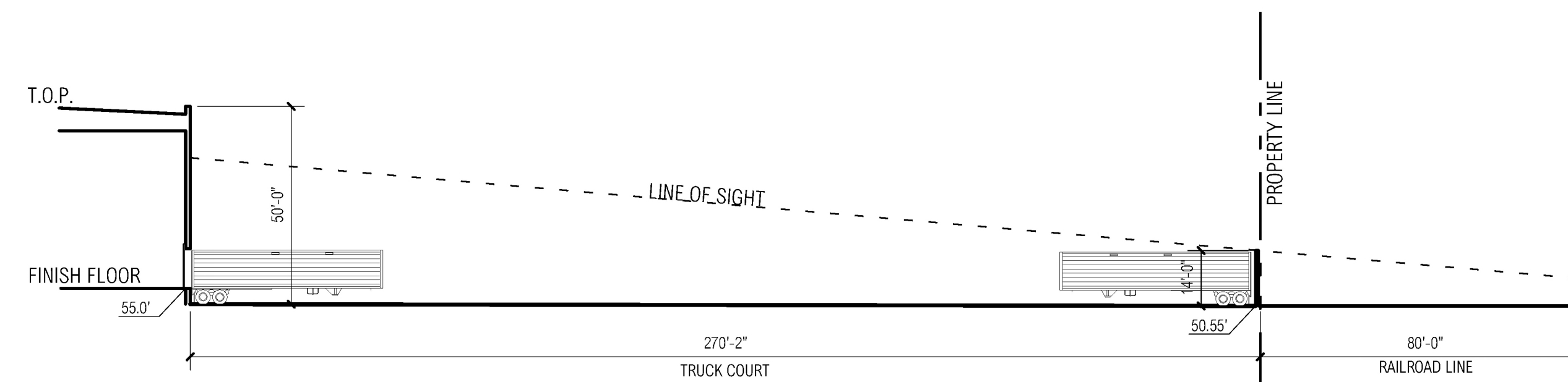
EXHIBIT "A"  
Page No. 3 of 6  
Case No. CPC-2017-1014

APPROVED  
By Kiersten Turner at 12:49 pm, Apr 28, 2025

**PROLOGIS**  
3546 CONCOURS STREET  
SUITE 100  
PHONE: 909-673-8730  
CONTACT: SCOTT MULKAY

CD	CONSTRUCTION ISSUE
BID	BID SET
PC	PLAN CHECK SUBMITTAL
DD	DESIGN DEVELOPMENT
SD	SCHEMATIC DESIGN
MARK	DATE
DESCRIPTION	

RG PROJECT NO. 15080-00  
OWNER PROJECT NO. 00000-00  
CAD FILE NAME: 15080-00-A3-1P  
DRAWN BY: MG  
CHKD BY: DR  
COPYRIGHT  
RGA, OFFICE OF ARCHITECTURAL DESIGN  
SHEET TITLE  
EXTERIOR ELEVATIONS



SITE SECTION

SCALE: 1" = 30'-0"

**RGA**  
Office of Architectural Design  
15231 Alton Parkway, Suite 100  
Irvine, CA 92618  
T 949-341-0920  
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

REDONDO BEACH BLVD./  
VERMONT AVENUE  
DEVELOPMENT

15134 S. VERMONT AVENUE  
GARDENA, CA

SHEET: A3-1P





**PROLOGIS®**  
 3546 CONCOURS STREET  
 SUITE 100  
 PHONE: 909-673-8730  
 CONTACT: SCOTT MULKAY

[illegible]

RG&A PROJECT NO:	15080-00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	15080-00-A3-2P
DRAWN BY:	MG
CHK'D BY:	DR
COPYRIGHT	
RG&A, OFFICE OF ARCHITECTURAL DESIGN	

SHEET TITLE

SITE SECTIONS AND  
LINE OF SIGHT STUDIES



VERMONT AVENUE

S. ORCHARD AVENUE

REDONDO BEACH BLVD.

WATER EFFICIENT LANDSCAPE WORKSHEET									
Reference Evapotranspiration Rate (Eto): 55.1									
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area	ETAF x Area	Estimated Total Water Use (ETWU) Gallons per Year	Estimated Total Water Use (ETWU) Acres per Year	
Regular Landscape Areas Potable									
Water									
Hydrozone 2	0.3	Drip	0.9	0.33	254	85	2,343	0.01	
Hydrozone 2	0.3	Rotary	0.75	0.40	6,658	2,663	27,294	0.08	
Hydrozone 4	0.2	Rotary	0.75	0.3	5,548	1,679	10,108	0.03	
Hydrozone 6	0.1	Bubbler	0.85	0.12	22,548	2,653	9,062	0.03	
					Totals	35,008	6,880		
					ETWU Total		46,807	0.15	
					Maximum Allowed Water Allowance (MAWA)		536,174	1.65	
Special Landscape Areas Recycled									
Water									
Hydrozone 2				1	11,447	11,447	391,052	1.20	
Hydrozone 2				1	5,831	5,831	199,199	0.61	
Hydrozone 4				1	13,349	13,349	455,029	1.40	
Hydrozone 6				1	1,161	1,161	39,662	0.12	
					Totals	31,788	51,788	1,085,942	3.33
					ETWU Total		1,103,425	3.39	
					Maximum Allowed Water Allowance (MAWA)		1,103,425	3.39	
ETAF Calculations									
Regular Landscape Areas									
					Total ETAF x Area		6,880		
					Total Area		35,000		
					Average ETAF		0.196926		
All Landscape Areas									
					Total ETAF x Area		38,668		
					Total Area		66,756		
					Sitewide ETAF		0.578988		
Irrigation Efficiency									
					Drip Irrigation		0.81		
					Overhead Spray		0.75		
					Rotors		0.75		

PLANTING LEGEND					
TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Cinnamomum camphora Camphor Tree	24" Box	28	M	Standard
	Quercus agrifolia Corkwood	24" Box	39	M	Standard
	Jurinea s. 'Skyrocket' Skyrocket Juniper	24" Box	16	M	Standard
	Juniperus s. 'Mushroom' Crown Maple	24" Box	18	M	Multi
	Magnolia s. 'Samuel Sommer' Magnolia	24" Box	20	M	Standard
	Quercus agrifolia Crown Pine	24" Box	15	L	Standard
	Platanus racemosa California Sycamore	24" Box	4	M	Multi
	Tristramia conferta Bristle Box	15 Gal	26	M	Standard
SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Acacia salicifolia Pineapple Cactus	5 Gal	0	M	
	Calligonum 'Little John' Dwarf Bottle Brush	5 Gal	0	M	
	Dianella tasmanica Dianella	5 Gal	0	M	
	Elaeagnus pungens Silverberry	5 Gal	0	L	
	Liquidum l. Texanum Texas Privet	5 Gal	0	M	
	Rhamnus californica Coffeeberry	5 Gal	0	L	
	Sabuna s. 'Jelly Chickadee' Aim Chickadee Sage	5 Gal	0	L	
ACCENTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Agave attenuata Agave	5 Gal	0	L	
	Agave Blue Glow Blue Glow Agave	5 Gal	0	L	
	Aloe striata Coral Aloe	1 Gal	0	L	
GROUND COVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Acacia redolens Low Boy Dwarf Acacia	1 Gal	8" O.C.	L	
	Festuca miniata Mini Fescue	1 Gal	24" O.C.	M	Grass
	Lonicera s. 'Hollies' Holly Honeysuckle	1 Gal	48" O.C.	L	

EXHIBIT "A"  
Page No. 5 of 6  
Case No. OPC-2017-1014

APPROVED  
By Klersten Turner at 12:49 pm, Apr 28, 2025

0 15' 30' 60'

Redondo Beach Blvd & Vermont Ave

Prologis

Los Angeles, California

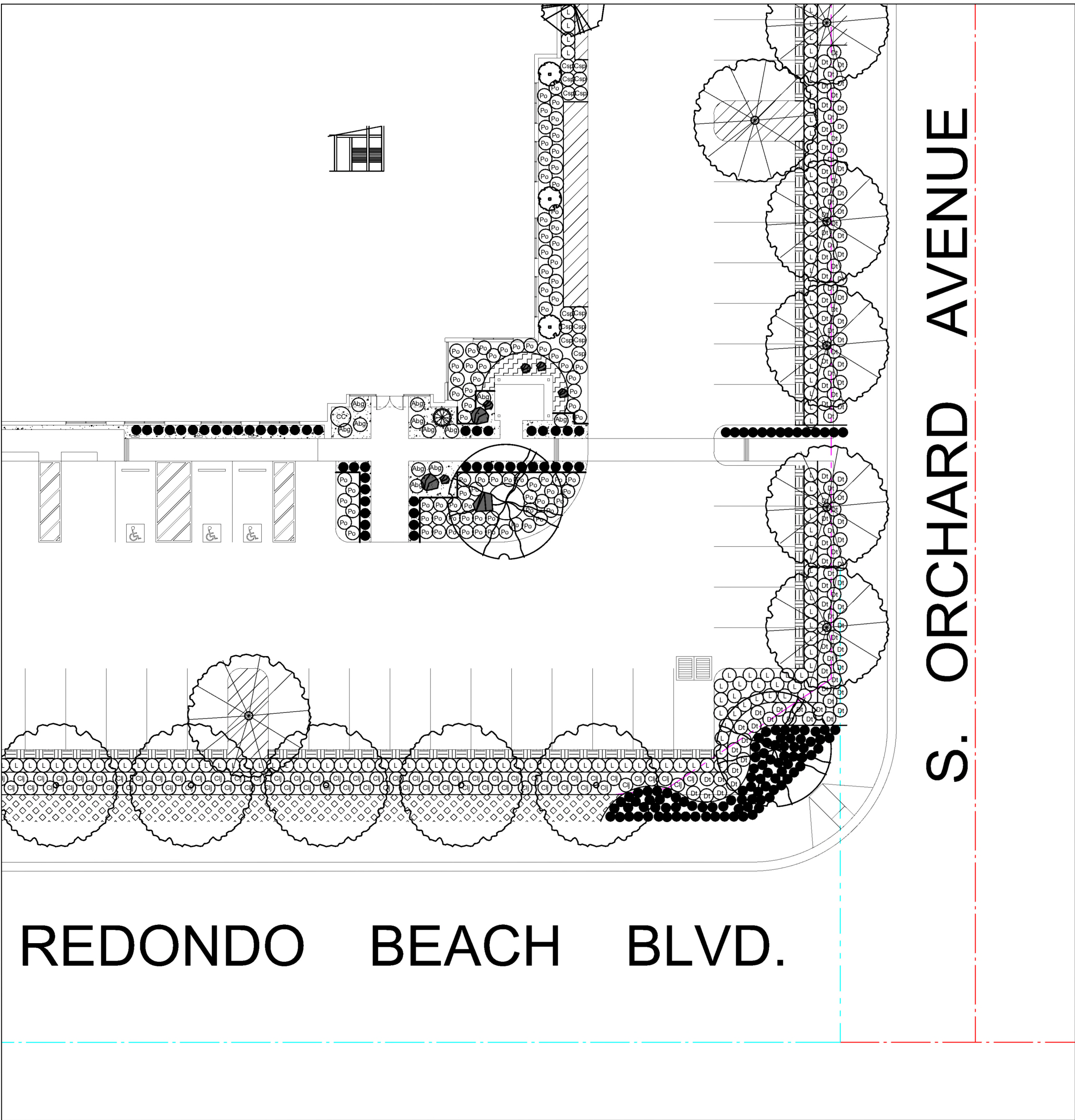
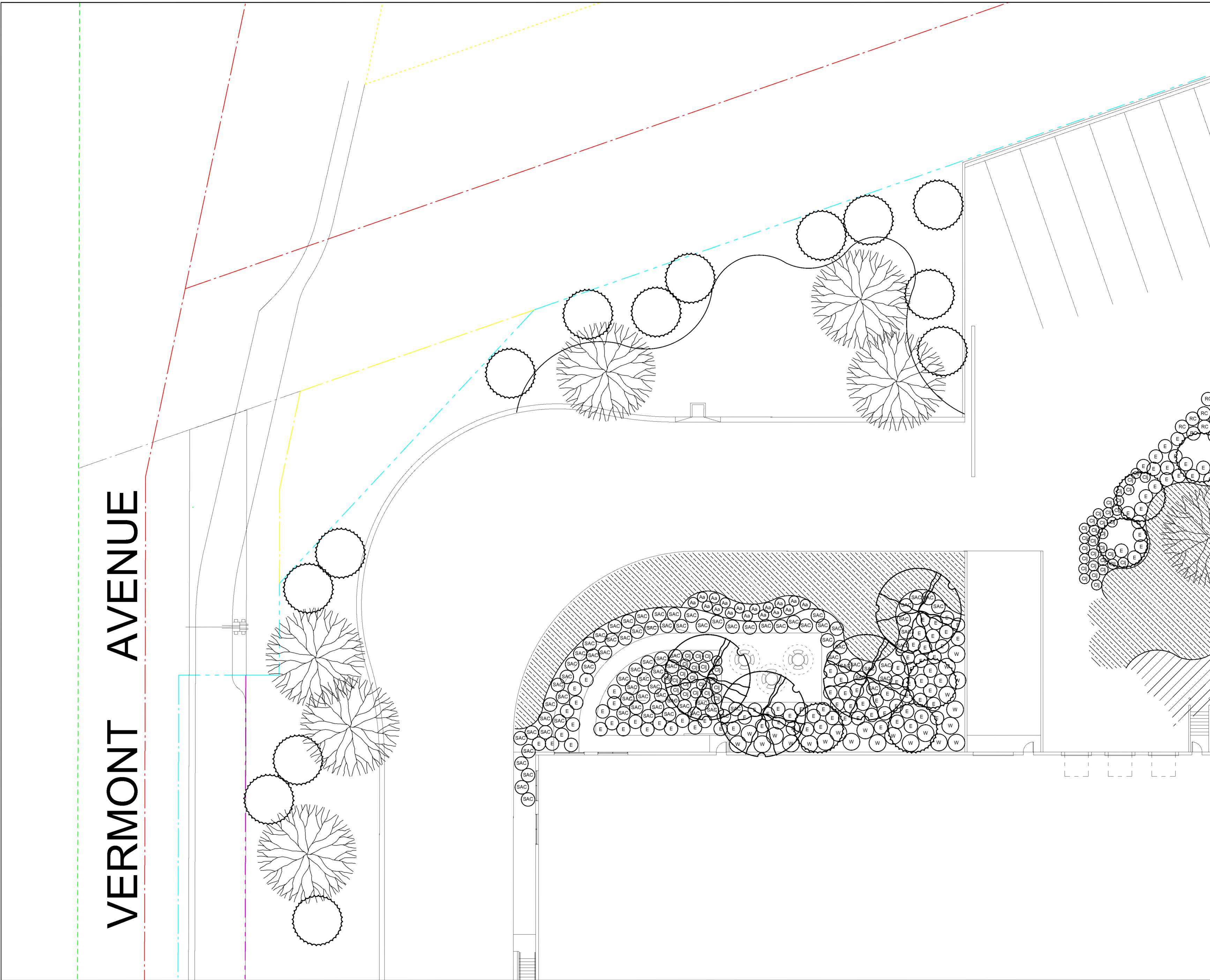


HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870  
714.986.2400 FAX 714.986.2408

16-084  
01.12.18  
07.15.19  
04.15.20





PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Cinnamomum camphora Camphor Tree	24" Box	28	M	Standard
	Cupaniopsis anacardioides Carrotwood	24" Box	39	M	Standard
	Juniperus s. 'Skyrocket' Skyrocket Juniper	24" Box	16	M	Standard
	Lagerstroemia l. 'Muskogee' Crape Myrtle	24" Box	18	M	Multi
	Magnolia g. 'Samuel Sommer' Magnolia	24" Box	20	M	Standard
	Pinus eldarica Afghan Pine	24" Box	15	L	Standard
	Platanus racemosa California Sycamore	24" Box	4	M	Multi
	Tristania conferta Brisbane Box	15 Gal	26	M	Standard

	Hall's Honeysuckle	1 Gal	20	L	
	2" layer shredded organic mulch in shrub areas, 1" layer in groundcover areas.				

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	REMARKS
	Acca sellowiana Pineapple Guava	5 Gal		M	
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal		M	
	Cistus Sunset Rockrose	5 Gal		L	
	Elaeagnus pungens Silverberry	5 Gal		L	
	Ligustrum j. Texanum Texas Privet	5 Gal		M	
	Rhamnus californica Coffeeberry	5 Gal		L	
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal		L	

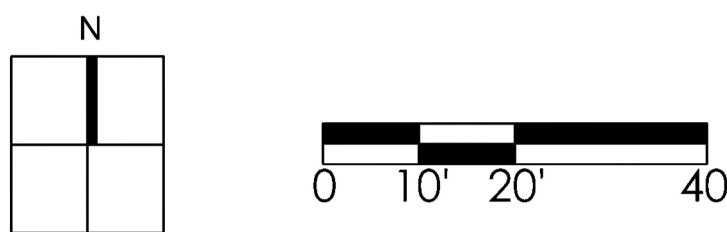
ACCENTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	REMARKS
	Agave attenuata Agave	5 Gal		L	
	Agave 'Blue Glow' Blue Glow Agave	5 Gal		L	
	Aloe striata Coral Aloe	1 Gal		L	

GROUND COVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Acacia redolens 'Low Boy' Dwarf Acacia	1 Gal	8" O.C.	L	
	Festuca glauca Blue Fescue	1 Gal	24" O.C.	M	Grass
	Festuca mairei Atlas Fescue	1 Gal	24" O.C.	M	Grass
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.	L	

EXHIBIT "A"  
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Case No. CPC-2017-1014

APPROVED  
By Kiersten Turner at 12:49 pm, Apr 28, 2025

SHEET 2 OF 2



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